

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

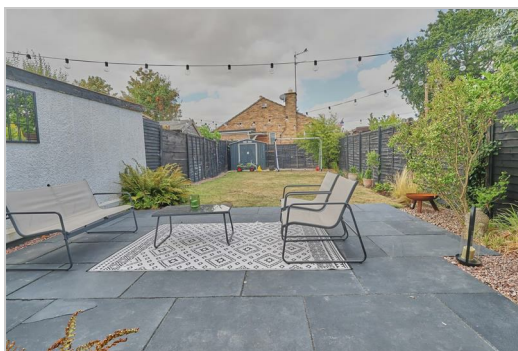
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114 STATION ROAD, EARL SHILTON, LE9 7GB

£190,000

Vastly improved and refurbished traditional bay fronted villa terraced house. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Immaculately presented including white panel interior doors, feature fireplace, refitted kitchen, and bathroom, new roof, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, lounge and open plan living dining kitchen with built in appliances. Three bedrooms and shower room, front forecourt and large sunny rear garden with brick built WC and store. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band A

ACCOMMODATION

Attractive black UPVC SUDG front door to

ENTRANCE PORCH

With ceramic tiled flooring, wall light, attractive UPVC SUDG front door to

LOUNGE TO FRONT

13'0" x 13'10" (3.98 x 4.24)

With feature fireplace with raised grey tiled hearth and solid wooden beam above, radiator, TV aerial point, wood grain vinyl flooring, feature archway to inner lobby with oak wood grain vinyl flooring, door to useful under stairs storage cupboard with lighting.



OPEN PLAN REFITTED LIVING DINING KITCHEN TO REAR

13'0" x 29'8" (3.97 x 9.06)

The living dining area with feature Victorian style fireplace having ornamental white wooden surrounds with raised black granite hearth and ornamental cast iron fireplace with gas point, radiator, oak finish vinyl flooring, UPVC SUDG french doors leading to the rear garden, door and stairway to first floor. The refitted kitchen with a fashionable range of black fitted kitchen units with soft closing doors consisting inset black one and a half bowl single drainer resin sink unit double base unit beneath, further matching range of floor mounted cupboard units and one three drawer unit, contrasting wood grain working surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath, matching black splashback and black chimney extractor above, matching upstands and further matching range of wall mounted cupboard units. Further integrated appliances include dishwasher, larder fridge and freezer, plumbing for automatic washing machine.



FIRST FLOOR LANDING

With radiator, attractive white six panel interior doors to

BEDROOM ONE TO FRONT

11'3" x 13'0" (3.43 x 3.97)

With double panel radiator.



BEDROOM TWO TO REAR

12'4" x 10'1" (3.78 x 3.09)

With radiator, built in wardrobe over the stairs loft access above.



BEDROOM THREE TO REAR

7'0" x 8'5" (2.14 x 2.58)

With radiator, built in airing cupboard in white housing the gas condensing combination boiler for central heating and domestic hot water new as of 2024.



REFITTED SHOWER ROOM TO REAR

7'8" x 4'3" (2.36 x 1.30)

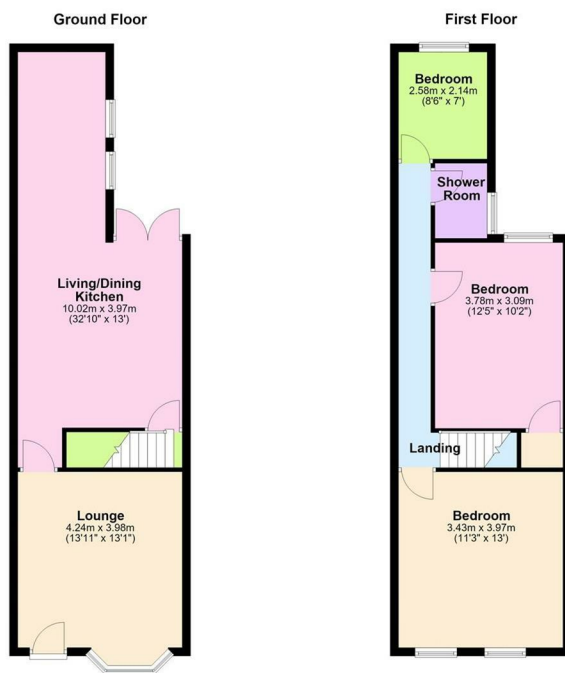
With white suite consisting fully tiled shower cubicle with rain shower and hand held shower above and glazed shower doors and surrounds, pedestal wash hand basin, low level WC, chrome heated towel rail, vinyl wood grain flooring.



OUTSIDE

Outside the property is set back from the road screened behind the original retaining wall with a slate chipping front forecourt. There is a shared pedestrian access leading through a timber gate to the rear of the property, adjacent to the rear of the house is a stoned rear yard where there is a brick built store room and WC also with a cold water tap beyond which is a good sized fully fenced and enclosed rear garden having a full width limestone patio beyond which the garden is principally laid to lawn with surrounding beds. The garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			87	
(81-91) B				
(69-80) C				
(55-68) D		65		
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating				
Current				Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
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Not environmentally friendly - higher CO ₂ emissions				
England & Wales		EU Directive 2002/91/EC		



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